

Minutes of the
Bountiful City Council Meeting
City Council Chambers
April 22, 2008 - 7:00 p.m.

Present:	Mayor:	Joe L. Johnson
	Council Members:	Beth Holbrook, John Marc Knight, R. Fred Moss, Scott Myers and Tom Tolman
	City Manager:	Tom Hardy
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	Admin. Services Dir.:	Galen Rasmussen
	Planning Director:	Aric Jensen
	Department Repre:	Lloyd Cheney, Engineering Allen Johnson, Power David Wilding, Water/Sewer Jerry Wilson, Parks/Recreation
	Recording Secretary:	Nancy T. Lawrence

Official Notice of this meeting had been given by posting a written notice of same and an Agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Deseret News, and Salt Lake Tribune.

Mayor Johnson called the meeting to order at 7:00 p.m. and welcomed those in attendance. T. J. Bean, visiting Boy Scout, led the pledge of allegiance to the flag and Councilman Moss offered the prayer/thought.

Councilwoman Holbrook reminded those in attendance of the upcoming Open House this Friday (April 25, 2008) from 5 p.m. to 8 p.m. to celebrate the 40th anniversary of Millcreek Junior High School.

APPROVAL OF MINUTES

Minutes of the regular City Council meeting held April 8, 2008 will be presented for approval at the next meeting.

EXPENDITURES AND EXPENSES APPROVED

Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000 for the period March 27 - April 2, 2008 in the amount of \$209,178.93, the period April 3- 9, 2008 totaling \$749,744.67 and the March 2008 Summary in the amount of \$3,587,059.71. Following discussion, Councilman Moss made a motion to accept the expenditure reports as prepared and presented. Councilman Knight seconded the motion and voting was unanimous in the affirmative. Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted "aye".

BIDS FOR TRANSFORMERS AWARDED TO THREE VENDORS

Mayor Johnson thanked Allen Johnson for the time that the Council spent with the Power Commission and staff in the recent Power Commission meeting. He noted that it was very

1 informative and helpful in understanding issues related to providing power to Bountiful residents
2 and businesses. Allen Johnson then reported that the Power Department needs to purchase
3 transformers for the purpose of replenishing inventory and to meet the demands for known
4 upcoming projects. Invitations to bid were sent to local distributors and three responded. The bids
5 were evaluated based on total ownership costs (TOC) and it is recommended that they be awarded
6 as follows:

7
8 **H. D. Supply** - 40 single phase padmount transformers (20 x 25 KVA) and (20 x 50 KVA)
9 totaling \$72,200.00

10 **Codale Electric** - 2 three phase padmount transformers (2 x 750 KVA) totaling \$38,914.00

11 **Northern Power** - 2 three-phase padmount transformers, and 59 single phase pole mount
12 transformers, totaling \$109,063.00.

13
14 Councilman Moss made a motion to award the transformer bids as presented, at a grand total of
15 \$220,177.00. Councilman Myers seconded the motion and voting was unanimous.
16 Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted "aye".

17
18 **COUNCIL APPROVES BIDS FOR PUMP EQUIPMENT -**
19 **3100 SOUTH BOOSTER STATION**

20 Mr. Wilding explained that the 3100 South Booster Station currently has two pumps which
21 lift water to the Cumorah water tank in Summerwood Subdivision. During the hot days in July and
22 August, both of these pumps are required to run most days to keep up with demand. This year's
23 budget includes \$60,000 for adding a third pump to provide a backup in case one of the two
24 existing pumps fail. Bids were requested for the pump equipment and it is recommended that the
25 bid for the pump and motor be awarded to low bidder Delco Western in the amount of \$19,249.73;
26 and the bid for motor controls be awarded to low bidder Electro Power Utah, LLC in the amount of
27 \$10,200.00. Piping, valves and other necessary equipment will also be purchased by the Water
28 Department or taken from inventory. Following a brief discussion, Councilman Knight motioned
29 to award the bids as presented. Councilwoman Holbrook seconded the motion which carried
30 unanimously. Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted "aye".

31
32 **CONTRACTOR APPROVED FOR 200 WEST STREET RECONSTRUCTION**

33 Lloyd Cheney, Assistant City Engineer, reported that bids were opened April 15, 2008 for
34 the reconstruction of 200 West Street from 400 North to 1000 North. Four bids were received
35 from six plan holders and it is the recommendation of staff to accept the low bid from M. C. Green
36 and Sons in the amount of \$1,003,404.75. He noted that the unit cost submitted by this vendor
37 (\$5.50) was the same as the price of their work two years ago. After a short discussion,
38 Councilman Tolman made a motion to accept the low bid from M.C. Green and Sons, as presented.
39 Councilman Moss seconded the motion which carried unanimously. Councilpersons Holbrook,
40 Knight, Moss, Myers and Tolman voted "aye".

41
42 **REQUEST FOR RELEASE OF EASEMENT APPROVED -**
43 **2028 RIDGEHILL, LARRY DUPAIX, APPLICANT**

44 Mr. Rowland reported that Larry Dupaix has purchased the vacant lot at 2028 Ridgehill
45 with the intention of building a new home. They would also like to construct a detached garage in
46 the rear of the lot which will be accessed from Windsor Park Lane. This new garage would need to

1 be pressed up to within three feet of the rear property line where there is an existing easement.
2 Review of the easement shows that there are no utilities currently using the easement and it is the
3 recommendation of staff to release the easement. Councilwoman Holbrook made a motion to this
4 effect. Councilman Tolman seconded the motion and voting was unanimous. Councilpersons
5 Holbrook, Knight, Moss, Myers and Tolman voted "aye".
6

7 **COUNCIL AWARDS BID FOR LANDSCAPING OF CEMETERY PLAT M**

8 _____ Mr. Rowland reported that bids were opened for the landscaping work that is needed to
9 complete the latest plat at the cemetery (Plat M). Four vendors responded to the invitation to bid
10 and it is recommended by staff to accept the low bid from Oasis Sprinkler in the amount of
11 \$38,892.00. The engineer's estimate was \$39,140.00. The contract will include completion of the
12 grading, sprinkling system and landscaping of Plat M. Councilman Myers motioned to award the
13 bid to Oasis Sprinkler, as recommended. Councilwoman Holbrook seconded the motion which
14 carried unanimously. Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted "aye".
15

16 **COUNCIL APPROVES PURCHASE OF COPY**
17 **MACHINE FOR ENGINEERING/PLANNING DEPARTMENTS**

18 Mr. Rowland reviewed that the Engineering Department purchased a copier about 20 years
19 ago which has served the department well. However, parts are no longer available for this copy
20 machine and it is necessary to purchase a new machine. Staff has reviewed several machines and
21 recommends that a new Xerox, Model 2515, be purchased from Certified Reprographics at a cost
22 of \$15,500.00, less trade-in of \$500.00, resulting in a net cost of \$15,000.00. Since the
23 Engineering and Planning departments both use the machine, it is proposed that the cost be split
24 50/50 between the two departments. Councilman Tolman made a motion to this effect,
25 Councilman Knight seconded the motion and voting was unanimous. Councilpersons Holbrook,
26 Knight, Moss, Myers and Tolman voted "aye".
27

28 **APPROVAL OF SINGLE EVENT PERMIT DEFERRED**
29 **TO ALLOW FOR ADDITIONAL INFORMATION**

30 Mr. Hardy reported that the City has received a request for a Single Event Permit (to sell,
31 store and consume liquor) from Houshang Ashrafi for an event to be held at The Wight House
32 Reception Center (95 North Main Street) on May 24, 2008 from 8:00 p.m. to 1:00 a.m.. He noted
33 that Single Event Permits have been approved in the past; however, he is concerned inasmuch as
34 this event has been described as a "graduation party". Mr. Hardy indicated that whether it be high
35 school or college/university, those attending could be under the age of 21. Based on this, if the
36 permit is approved, he recommended that it be with a strong admonition to the applicant and the
37 owner of the business that minors must not have alcohol dispensed to them and this condition must
38 be tightly controlled.
39

40 Following discussion, Councilman Moss made a motion to defer action on this item until
41 more information can be obtained regarding the nature of the event and those who will be
42 attending. Councilman Tolman seconded the motion which carried unanimously. Councilpersons
43 Holbrook, Knight, Moss, Myers and Tolman voted "aye".
44

45 **FINAL SITE PLAN APPROVAL GRANTED FOR**
46 **GOLDENWEST CREDIT UNION BUILDING**

47 Mr. Jensen presented the request of Ben Hunter, representing Goldenwest Credit Union, for
48 final site plan approval for a proposed institutional banking structure located in the recently

1 approved Orchard Pines PUD - Commercial Phase. This request has been reviewed by the staff
2 and Planning Commission and comes to the Council with a positive recommendation, subject to
3 the following conditions:

- 4 1. Curb and gutter, or other appropriate curbing system, be installed along the north side
5 of the landscaping strip immediately adjacent to the Arctic Circle parking lot.
- 6 2. Corrections be made to the Landscaping Plan as noted in the staff report.
- 7 3. Any other redline corrections be made.
- 8 4. No building permit granted until plat is recorded
- 9 5. Install a sand and oil separator on the storm drain inlets
- 10 6. Required fencing, including a 6-foot high solid fence between Unit 47 and the drive-
11 thru land area, shall be consistent with the fencing used in the residential phases of the
12 Orchard Pines PUD.

13
14 After discussion, Councilwoman Holbrook made a motion to grant final site plan approval, as
15 recommended, to the Goldenwest Credit Union at 2085 South Orchard Drive. Councilman Knight
16 seconded the motion and voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers
17 and Tolman voted "aye".

18
19 **PRELIMINARY AND FINAL SITE PLAN APPROVAL GRANTED**
20 **FOR MIXED USE OFFICE/RETAIL BUILDING - PAUL WARNOCK**

21 Mr. Jensen reported that Paul Warnock, applicant, has requested preliminary and final site
22 plan approval for a mixed office/retail building at the corner of 800 West and Highway 89. This
23 property was recently rezoned from single family residential to general commercial, with several
24 specific conditions. The most important condition was that the drive approach to the site be
25 redesigned and/or relocated to meet all of the current City standards. Some of the other conditions
26 were that there be no pole signs and that any monument sign be located on the Hwy 89 frontage.

27
28 The Planning Commission and staff have reviewed this project and recommend preliminary
29 and final site plan approval, subject to the following conditions:

- 30 1. All redline corrections be made, including location of the underground electrical
31 conduit and the solid gates on the dumpster enclosure.
- 32 2. The property boundary gap issue be resolved in writing prior to issuing a building
33 permit.
- 34 3. A 20-ft. wide storm drain easement on behalf of Davis County Flood control be
35 recorded along the entire length of the north property line.

36
37 Brian Zaitz was in attendance representing the property owner. Councilman Moss expressed
38 concern about the proximity of the driveway to the Hwy 89 intersection and the fact that the
39 information given at the time of the rezone hearing is different from what is being proposed now.
40 After a lengthy discussion, Councilman Myers made a motion to approve the request, and
41 Councilwoman Holbrook seconded the motion which carried by a majority. Councilpersons
42 Holbrook, Knight, Myers and Tolman voted "aye" and Councilman Moss voted "nay".

43
44 **BID FOR 1800 SOUTH PARK SHELTER APPROVED**

45 Mr. Wilson reported that bids were received for construction of a small shelter at the 1800
46 South park. The proposed shelter will replace the small shelter which was removed for the new

1 tennis courts at this location. Bids were received from three vendors and it is recommended that
2 the low bid from Blue Sky Recreation in the amount of \$15,288.00 be accepted. Councilwoman
3 Holbrook motioned to award the bid as recommended, Councilman Moss seconded the motion and
4 voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted "aye".
5

6 **COUNCIL COMMITTEE REPORTS**

7 Councilman Myers asked about the hearing which was held by the State regarding the issue
8 of serving alcoholic beverages at the El Matador Restaurant. Mr. Hardy noted that the majority of
9 the evidence presented dealt with the moral issues associated with drinking, and not with public
10 safety issues. The information which was gathered at the hearing was taken by the State officials
11 and a decision will be rendered tomorrow.
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13 The meeting adjourned at 8:09 p.m. on a motion made by Councilman Myers and seconded
14 by Councilman Tolman. Voting was unanimous with Councilpersons Holbrook, Knight, Moss,
15 Myers and Tolman voting "aye".
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19 JOE L. JOHNSON, Mayor
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24 KIM J. COLEMAN, City Recorder
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